

Town of Danville



Development Impact Fees

Impact Fees, Benefit Districts, Assessment Districts, and
Conditions of Approval

April 2015

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CHILD CARE FACILITIES

Revenue Account:	1200-47000
Enabling Authority:	Ordinance 89-2, Town Municipal Code 8-5701 through 8-5711
When Collectable:	Prior to issuance of Building Permit
Who Calculates:	Planning Division
Who Collects:	Building Division
Description:	This fee is levied upon nearly all developments in order to promote Child Care facilities for Danville residents.
Expenditures:	Establish facilities within elementary school sites. Purchase land within Danville for development as a child care facility. Finance acquisition, construction or improvement for child care facility with private party through written agreement.
Staff Contact:	Planning Division
Authorizes Expenditure:	Planning Division (after Council authorization of a project)
Obligation to spend:	Must be spent on the promotion of child care facilities and services. No time limits set.
Provisions for Waiver:	Exemptions include: single-family residential remodel/expansion, non-residential <2,500 s.f., child care facilities, schools, hospitals, churches, senior housing, 2nd residential units, low/median income units w/special agreement, damage from acts of God
Amount of Fee:	\$ 335.00/sfr; \$ 115.00/mfr; \$ 0.25/s.f. non-residential
Special Note:	Second units are exempt from this fee.

DRAINAGE AREA 10

Revenue Account:	9000-21011
Enabling Authority:	Contra Costa County Ordinance 78/62 (1978), CCC Ordinance 92-52 (1992)
When Collectable:	Prior to filing of Subdivision Map with Town Council and prior to building permit if not already paid
Who Calculates:	Engineering Division if associated with subdivision, Building Division if associated with building permit
Who Collects:	Engineering Division if associated with subdivision, Building Division if associated with building permit?
Description:	County imposed fee for a special drainage district in Danville to construct master drainage planned facilities.
Expenditures:	Must be used specifically for Drainage Area 10 projects (see map). All fees collected are to be transmitted to Contra Costa County Flood Control. Flood Control and the Town then come to an agreement for establishing project priorities.
Staff Contact:	Engineering Division
Authorizes Expenditure:	Engineering Division authorizes release of funds to CCC Flood Control
Obligation to spend:	No time limits, but may only be for projects identified in Drainage Area 10 master plan.
Provisions for Waiver:	No payment for conveyance of land to government agency, replace structure destroyed by act of God, modifications which does not increase impervious surfaces more than 100 square feet or on lots where drainage fees have previously been paid in full
Amount of Fee:	Must see Ordinance 92/52 for schedule

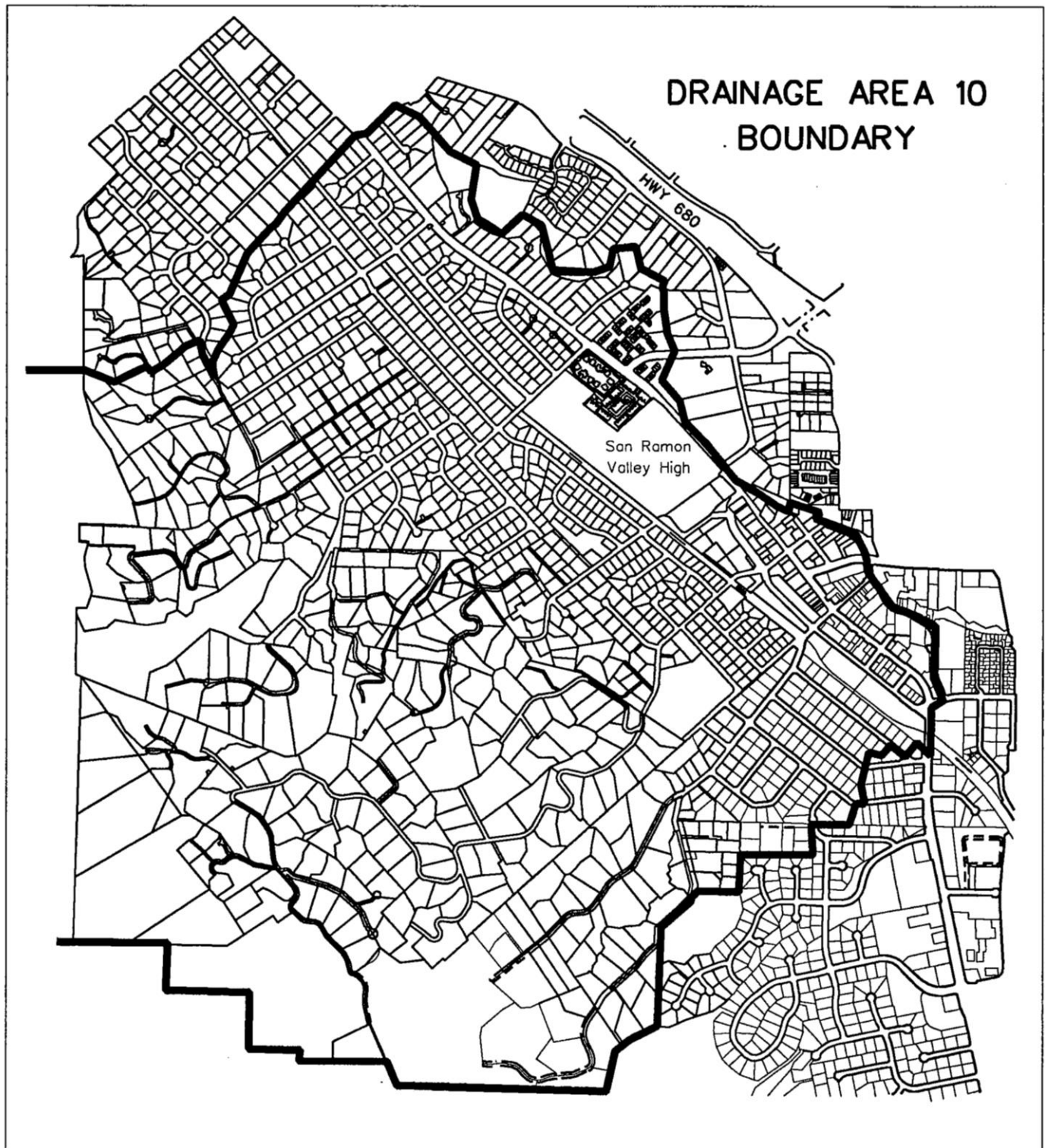
STORM DRAINAGE AREA 10 SPREADSHEET

DRAINAGE AREA 10

Drainage Area 10		area/unit		Bld Permit fee		Subdivision fee	
fee is based on \$0.34/sf for impervious area		sf	m ²	\$/acre or \$/unit	\$/m ² or \$/unit	\$/acre or \$/unit	\$/m ² or \$/unit
Building Additions (base on actual impervious area)				\$0.34/sf	\$3.6596	na	na
Commercial/Industrial/Downtown Offices				\$13,980	\$3.4545	\$15,020	\$3.7115
Offices (medium)				\$11,980	\$2.9603	\$13,390	\$3.3087
Offices (light) Churches				\$10,025	\$2.4772	\$11,300	\$2.7923
Multi-family residential		< 2,500	< 232.2	\$11,015	\$2.7219	\$11,015	\$2.7219
Multi-family residential		2,500-2,999	232.3-278.6	\$655		\$655	
Multi-family residential		3,000-3,999	278.7-371.5	\$750		\$750	
Multi-family residential		4,000-4,999	371.6-464.5	\$870		\$870	
Multi-family residential		5,000-5,999	464.6-557.3	\$995		\$995	
Multi-family residential		6,000-6,999	557.4-650.2	\$1,120		\$1,120	
Multi-family residential		7,000-7,999	650.3-743.1	\$1,240		\$1,240	
Multi-family residential		> 8,000	> 743.2	\$1,300		\$1,300	
Single-family residences		4,000-4,999	371.6-464.5	\$915		\$1,465	
Single-family residences		5,000-5,999	464.6-557.3	\$955		\$1,525	
Single-family residences		6,000-6,999	557.4-650.2	\$995		\$1,590	
Single-family residences		7,000-7,999	650.3-743.1	\$1,035		\$1,650	
Single-family residences		8,000-9,999	743.2-928.9	\$1,100		\$1,735	
Single-family residences		10,000-13,999	929.0-1 300.5	\$1,220		\$1,915	
Single-family residences		14,000-19,999	1 300.6-1 857.9	\$1,425		\$2,205	
Single-family residences		20,000-29,999	1 858.0-2 786.9	\$1,760		\$2,640	
Single-family residences		30,000-39,999	2 787.0-3 715.9	\$2,185		\$3,155	
Single-family residences		> 40,000	> 3 716.0	\$2,620		\$3,635	
Special Provisions:							
1) If Subdivision has lot > 8 093.7 m ² (2 ac.), deferral of that portion in excess of 8 093.7 m ² permitted if Town granted Development rights							
2) swimming pool = \$290.00							
3) see CCC Ordinance 92/52 for details							

c:\fees\Storm Drainage

STORM DRAINAGE AREA 10 MAP



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DRAINAGE AREA 10

DRAINAGE AREA 10 ORDINANCE

Ordinance Repealing Ordinance No. 78-62
Page Three

Development Type	Building Permit	Subdivision
Single Family Residential		
4000 to 4999 sq. ft. of land per unit	\$915 /unit	\$1,465 /unit
5000 to 5999 sq. ft. of land per unit	\$955 /unit	\$1,525 /unit
6000 to 6999 sq. ft. of land per unit	\$995 /unit	\$1,590 /unit
7000 to 7999 sq. ft. of land per unit	\$1,035 /unit	\$1,650 /unit
8000 to 9999 sq. ft. of land per unit	\$1,100 /unit	\$1,735 /unit
10000 to 13999 sq. ft. of land per unit	\$1,220 /unit	\$1,915 /unit
14000 to 19999 sq. ft. of land per unit	\$1,425 /unit	\$2,205 /unit
20000 to 29999 sq. ft. of land per unit	\$1,760 /unit	\$2,640 /unit
30000 to 39000 sq. ft. of land per unit	\$2,185 /unit	\$3,155 /unit
40000+ sq. ft. of land per unit	\$2,620 /unit	\$3,635 /unit

Agricultural

Under 10% of lot impervious	EXEMPT
More than 10% of lot impervious	\$13,330 /acre of developed portion

On single family lots, barns and sheds in excess of 400 square feet and tennis and sports courts shall not be considered as incidental residential facilities included in the above fee schedule. The drainage fee for the portion of these facilities in excess of 400 square feet shall be calculated using the square foot fee in Section V, and it shall be in addition to the above fee amounts.

For the purpose of this ordinance, subject to Section VI, lot size shall be: (1) for existing lots, that land shown on the latest equalized assessment roll as a lot; or (2) for new subdivisions, that land shown on the final or parcel map as a lot. The fee amounts under "Single Family Residential" shall apply to lots containing only one dwelling unit. For multifamily residential (including mobile home parks) the "square feet of land per unit" shall be the quotient obtained by dividing the lot size in square feet by the number of dwelling units proposed to be on the lot.

SECTION VIII. FEE PAYMENT. The official having jurisdiction may accept cash or check, or, when authorized by the District's Chief Engineer, other consideration such as actual construction of a part of the planned drainage facilities by the applicant or his principal. All fees collected hereunder shall be deposited in the County Treasury to the account of the drainage facilities fund established for the drainage area. Monies in said fund shall be expended solely for land acquisition, construction, engineering, administration, repair, maintenance and operation, or reimbursement for the same, in whole or in part, of planned drainage facilities within the drainage area or used to reduce the principal or interest of any bonded indebtedness of the drainage area.

SECTION IX: CREDIT. Drainage fees previously paid shall be credited as follows:

- Where drainage fees have been paid under a former drainage fee ordinance based on acreage, fees shall not be required under Section VII for any part of the total area for which the fee was paid, except in the case of a re subdivision.

ORDINANCE NO. 92/52

Ordinance Repealing Ordinance No. 78-62
Page Two

SECTION IV. FEE DEFERMENT. On lots greater than two acres in size, the property owner can defer the payment of the fee on the portion of the lot in excess of two acres that is not a required part of the pending development. The deferment of fee is conditional on the property owners granting, as collateral, the development rights to the Board of Supervisors for said area of deferred fee until such time as the fee is paid.

SECTION V. BUILDING PERMITS. Except as permitted under Section III and IV, the Contra Costa County or the city official having jurisdiction shall not issue any building permit for construction within the drainage area until the required drainage fee has been paid. For initial construction the fee shall be as set forth in Section VII. For single family residential swimming pools on lots for which the drainage fee has not been paid, the fee shall be \$290 per pool. For other construction, modifications or replacements to an existing facility that cause an increase in impervious surface, including but not limited to driveways, walks, patios etc., the amount of net increase in impervious surface shall be subject to a fee of \$0.34 per square foot, but not to exceed the amount required under Section VII.

SECTION VI. SUBDIVISIONS. Except as permitted under Sections III and IV, the subdivider shall pay the drainage fee on the entire proposed subdivision or on each individual unit for which a final or parcel map is filed prior to recordation of said map. Town houses, condominiums and cluster housing type subdivisions creating individual lots less than 4,000 square feet shall be treated as multifamily residential and the lot size used in determining the "square feet of land per unit" shall be the lot size prior to subdividing. Except as noted above, the fee for all other subdivisions shall be calculated on an individual lot basis. The fee amount shall be as set forth in Section VII.

SECTION VII. FEE SCHEDULE

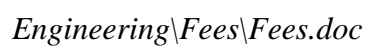
Development Type	Building Permit	Subdivision
Commercial/Industrial/Downtown Office	\$13,980 /acre	\$15,020 /acre
Office (Medium)	\$11,980 /acre	\$13,390 /acre
Office (Light)	\$10,025 /acre	\$11,300 /acre
Multifamily Residential (Includes Mobile Home Parks)		
Less than 2,500 sq. ft. of land per unit	\$11,015 /acre	\$11,015 /acre
2500 to 2999 sq. ft. of land per unit	\$655 /unit	\$655 /unit
3000 to 3999 sq. ft. of land per unit	\$750 /unit	\$750 /unit
4000 to 4999 sq. ft. of land per unit	\$870 /unit	\$870 /unit
5000 to 5999 sq. ft. of land per unit	\$995 /unit	\$995 /unit
6000 to 6999 sq. ft. of land per unit	\$1,120 /unit	\$1,120 /unit
7000 to 7999 sq. ft. of land per unit	\$1,240 /unit	\$1,240 /unit
8000+ sq. ft. of land per unit	\$1,300 /unit	\$1,300 /unit

ORDINANCE NO. 92/52

DRAINAGE AREA 37A

Revenue Account:	9000-21012
Enabling Authority:	Contra Costa County Ordinance 85-41 (1985 supersedes 1971 ordinance 71-88)
When Collectable:	Prior to filing of Subdivision Map with Town Council and prior to building permit if not already paid
Who Calculates:	Engineering Division if associated with subdivision, Building Division if associated with building permit
Who Collects:	Engineering Division if associated with subdivision, Building Division if associated with building permit
Description:	County imposed fee for a special drainage district in Danville to construct master drainage planned facilities.
Expenditures:	Must be used specifically for Drainage Area 37A projects (see map). All fees collected are to be transmitted to Contra Costa County Flood Control. Flood Control and the Town then come to an agreement for establishing project priorities.
Staff Contact:	Engineering Division
Authorizes Expenditure:	Engineering Division authorizes release of funds to CCC Flood Control
Obligation to spend:	No time limits, but may only be for projects identified in Drainage Area 37A master plan.
Provisions for Waiver:	No payment for lot line adjustments, conveyance of land to government agency, lots > 20 acres, swimming pool, driveway, and patio
Amount of Fee:	\$ 925.00 per acre to a maximum of \$ 1,850.00

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DRAINAGE AREA 37A ORDINANCE NO. 85-41

ORDINANCE NO. 85-41
AN ORDINANCE REPEALING ORDINANCE NO. 71-88
OF THE
CONTRA COSTA COUNTY STORM DRAINAGE DISTRICT
AND ADOPTING A DRAINAGE FEE ORDINANCE
BASED ON A UNIFORM FEE PER ACRE
WITHIN THE CONTRA COSTA COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT
DRAINAGE AREA 37A

The Board of Supervisors of Contra Costa County as the governing board of the Contra Costa County Flood Control and Water Conservation District and the Contra Costa County Storm Drainage District does ordain as follows:

SECTION 1. Ordinance No. 71-88 of the Contra Costa County Storm Drainage District is hereby repealed.

SECTION 2. The Board hereby enacts the following as the drainage fee ordinance for Drainage Area 37A:

SECTION I. The drainage plan and map entitled "Drainage Area 37A, Boundary Map and Drainage Plan", dated January, 1985, on file with the Clerk of the Board of Supervisors, is adopted as the drainage plan for Drainage Area 37A pursuant to Sections 12.2 and 12.3 of the Contra Costa County Flood Control and Water Conservation District Act (chapter 63 of West's Appendix to the Water Code).

SECTION II. It is found and determined that past and future subdivisions and development of property within Drainage Area 37A require the construction of the facilities described in said drainage plan and that the fees herein provided to be charged are fairly apportioned within said drainage area on the basis of benefits conferred on property within said drainage area.

SECTION III. The fees herein provided are apportioned uniformly on a per acre basis, and the total of all fees collectible hereunder does not exceed the total estimated costs of all drainage facilities shown on the drainage plan.

SECTION IV. The drainage facilities planned are hereby found to be in addition to existing drainage facilities serving Drainage Area 37A at the time of the adoption of said drainage plan for Drainage Area 37A.

SECTION V. The Contra Costa County or the City official having jurisdiction shall not issue a building permit for construction resulting in a 500-square foot or more increase in ground coverage within Drainage Area 37A until this fee has been paid. The official having jurisdiction may accept cash, or other consideration (in the form of actual construction of a part of drainage facilities by the applicant or his principal) in lieu of the fee when authorized to do so by the Chief Engineer of the District. This fee shall not be required if the requested permit is the performance of one of the following:

- (1) To replace a structure destroyed or damaged by fire, flood, wind, or acts of God. This exception is only to the extent that the resultant structure has the same or less ground floor square footage as the original structure; if the ground floor square footage is increased, the square footage of the additional ground floor area shall be used to determine if a fee is due.
- (2) To construct a swimming pool, patio, patio cover, or driveway.
- (3) To construct facilities (including dwellings) on lots greater than twenty acres in area, provided that less than ten percent of the lot area is covered by impervious surfaces.
- (4) To construct, enlarge or modify concrete or asphalt concrete surfaces incidental to land uses other than single family residential. This exemption is only to the extent that the increase in impervious area is less than 1,500 square feet.

SECTION VI. In the case of a new subdivision, the subdivider shall pay the fees prior to the recordation of the final or parcel map. The fees may be paid on the entire proposed subdivision or on each individual phase for which a final or parcel map is filed. The fees in the case of a subdivision shall be paid to either the County or City official having jurisdiction along with the other fees submitted with the subdivision improvement plans. The official having jurisdiction may accept cash, or other consideration (in the form of actual construction of a part of said drainage facilities by the applicant or his principal) in lieu of the payment of fees when authorized to do so by the Chief Engineer of the District. This fee shall not be required:

- (1) If the subdivision is for the conveyance of land to a government agency, public entity, public utility, or abutting property owner where a new building lot or site is not created as a result of the conveyance.
- (2) If the minimum lot size determined as result of the subdivision is twenty acres or more.

SECTION VII. All fees collected hereunder shall be paid into the County Treasury to the account of the drainage facilities fund established for Drainage Area 37A. Monies in said fund shall be expended solely for land acquisition, construction, engineering, repair maintenance and operation or reimbursement for the same, in whole or in part, of drainage facilities within said Drainage Area 37A, or to reduce the principal or interest of any bonded indebtedness of Drainage Area 37A.

SECTION VIII. The fee imposed hereunder shall be \$925 per acre.

SECTION IX. For individual lots the fee shall be determined by multiplying the fee per acre by the area of the lot calculated to the nearest hundredth of an acre.

For the purpose of this section of the ordinance "lot" shall mean either of the following:

- (1) That land shown on the latest equalized County assessment roll as a unit when said unit contains two (2) acres or less, plus its share of common area, when applicable.
- (2) When the unit of land, as shown on the latest equalized County assessment roll, contains more than two (2) acres, the "lot" shall include the construction area, containing a minimum of two (2) acres, plus its share of common area, when applicable.

The "lot" shall exclude the area falling within the public street right-of-way.

- (3) For subdivisions the fee shall be determined by multiplying the fee per acre by the gross area of the subdivision excluding the area falling within the public street right-of-way prior to the land being subdivided. Where a subdivision creates individual residential lots larger than two (2) acres, the area of these lots used in determining the gross area shall be limited to two (2) acres per lot.

SECTION X. No lot shall be subject to payment of the fee, under the terms of this ordinance, more than once, excepting those lots greater than two (2) acres where partial fees were paid in accordance with the requirements of Section IX. In the case of a partial fee payment the remainder of the lot, excluding the two (2) acres, will be subject to payment of acreage fees whenever it is subdivided or additional building permits are obtained.


SECTION XI. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days of passage shall be published once with the names of Supervisors voting for and against it in the "Contra Costa Times".

PASSED AND ADOPTED on June 4, 1985 by the following vote.

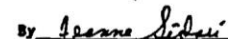
AYES: Supervisors Powers, Schroder, McPeak, Torlakson & Fahden

NOES: None

ABSENT: None


Chairman of the Board

ATTEST: PHIL BATCHELOR,
Clerk of the Board of
Supervisors and County Administrator

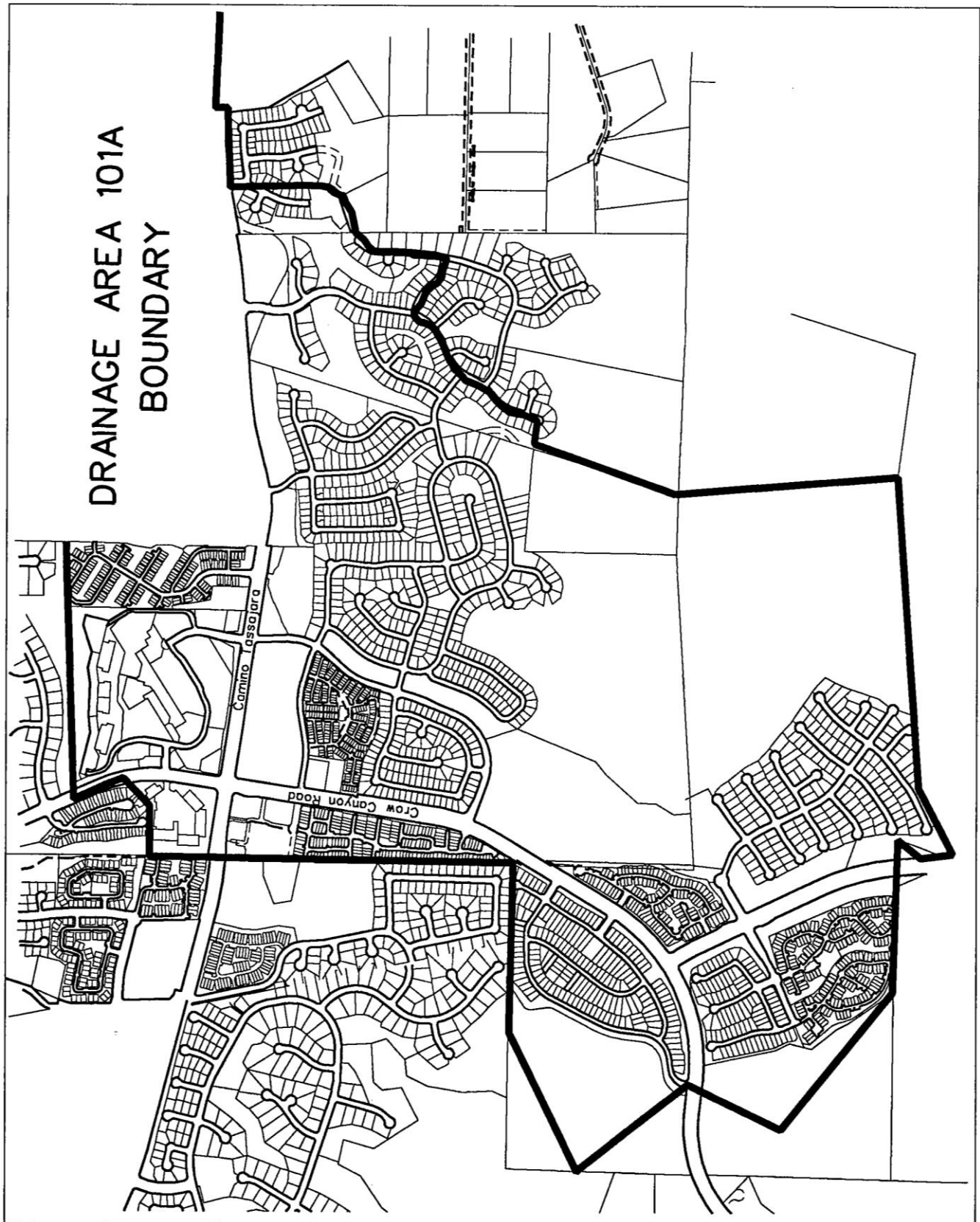
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DRAINAGE AREA 101A

Revenue Account:	9000-21013
Enabling Authority:	Contra Costa County Ordinance 88-36 (1988)
When Collectable:	Prior to filing of Subdivision Map with Town Council and prior to building permit if not already paid
Who Calculates:	Engineering Division if associated with subdivision, Building Division if associated with building permit
Who Collects:	Engineering Division if associated with subdivision, Building Division if associated with building permit
Description:	County imposed fee for a special drainage district in County and Danville to construct master drainage planned facilities.
Expenditures:	Must be used specifically for Drainage Area 101A projects (see map). All fees collected are to be transmitted to Contra Costa County Flood Control.
Staff Contact:	Engineering Division
Authorizes Expenditure:	Engineering Division
Obligation to spend:	May be spent only on Drainage Area 101A projects. Funds to be transferred to County on a bi-yearly schedule
Provisions for Waiver:	Replacement of structures damaged by act of God, additions of < 100 s.f., conveyance to public agency
Amount of Fee:	varies per size of units being developed, see schedule

DRAINAGE AREA 101A MAP



DRAINAGE AREA 101A SPREADSHEET

DRAINAGE AREA 101A

Drainage Area 101A fee is based on \$0.20/sf for impervious area	area/unit		Bld Permit fee		Subdivision fee	
	sf	m ²	\$/acre or \$/unit	\$/m ² or \$/unit	\$/acre or \$/unit	\$/m ² or \$/unit
Building Additions (base on actual impervious area)			\$0.20/sf	\$2.1528	na	na
Commercial/Industrial/Downtown Offices			\$8,225	\$2.0324	\$8,835	\$2.1832
Offices (medium)			\$7,050	\$1.7421	\$7,875	\$1.9459
Offices (light) Churches			\$5,900	\$1.4579	\$6,650	\$1.6432
Multi-family residential	< 2,500	< 232.2	\$6,480	\$1.6012	\$6,480	\$1.6012
Multi-family residential	2,500-2,999	232.3-278.6	\$385			\$385
Multi-family residential	3,000-3,999	278.7-371.5	\$440			\$440
Multi-family residential	4,000-4,999	371.6-464.5	\$510			\$510
Multi-family residential	5,000-5,999	464.6-557.3	\$585			\$585
Multi-family residential	6,000-6,999	557.4-650.2	\$660			\$660
Multi-family residential	7,000-7,999	650.3-743.1	\$730			\$730
Multi-family residential	> 8,000	> 743.2	\$765			\$765
Single-family residences	4,000-4,999	371.6-464.5	\$540			\$860
Single-family residences	5,000-5,999	464.6-557.3	\$560			\$900
Single-family residences	6,000-6,999	557.4-650.2	\$585			\$935
Single-family residences	7,000-7,999	650.3-743.1	\$610			\$970
Single-family residences	8,000-9,999	743.2-928.9	\$645			\$1,020
Single-family residences	10,000-13,999	929.0-1 300.5	\$72			\$1,125
Single-family residences	14,000-19,999	1 300.6-1 857.9	\$840			\$1,295
Single-family residences	20,000-29,999	1 858.0-2 786.9	\$1,035			\$1,555
Single-family residences	30,000-39,999	2 787.0-3 715.9	\$1,285			\$1,855
Single-family residences	> 40,000	> 3 716.0	\$1,540			\$2,140
Special Provisions:						
1) If Subdivision has lot > 8 093.7 m ² (2 ac.), deferral of that portion in excess of 8 093.7 m ² permitted if Town granted Development rights						
2) swimming pool = \$170.00						
3) see CCC Ordinance 88-36 for details						

DRAINAGE AREA 101A

EXHIBIT "B"
ORDINANCE NO. 88-36
AN ORDINANCE OF THE
CENTRA COSTA COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
ESTABLISHING DRAINAGE FEES IN THE
CENTRA COSTA COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
DRAINAGE AREA 101A

The Board of Supervisors of Centra Costa County as the governing body of the Centra Costa County Flood Control and Water Conservation District does ordain as follows:

SECTION I. DRAINAGE PLAN. The drainage plan and map entitled "Drainage Area 101A, Boundary Map and Drainage Plan", dated February, 1988, on file with the Clerk of the Board of Supervisors, is adopted as the drainage plan for the Centra Costa County Flood Control and Water Conservation District Drainage Area 101A pursuant to Sections 12.2 and 12.3 of the Centra Costa County Flood Control and Water Conservation District Act (Chapter 63 of West's Appendix to the Water Code).

SECTION II. FINDINGS. This Board finds and determines that said drainage area has inadequate drainage facilities; that future subdivision and development of property within said drainage area will have a significant adverse impact on existing and future developments; that development of property within the drainage area, with its resultant increase in impervious surfaces, will require the construction of facilities described in the drainage plan; that the fees herein provided to be charged are uniformly applied on a square foot of impervious surface basis and fairly apportioned within said drainage area on the basis of benefits conferred on property upon which additional impervious surfaces in said drainage area are constructed; that the estimated total of all fees collectible hereunder does not exceed the estimated total costs of all drainage facilities shown on the drainage plan; and that the drainage facilities planned are in addition to existing drainage facilities already serving the drainage area at the time of the adoption of the drainage plan.

SECTION III. EXCEPTIONS. The fee shall not be required for the following: 1) To replace a structure destroyed or damaged by fire, flood, winds or other act of God, provided the resultant structure has the same, or less impervious surface as the original structure; 2) To modify structures or other impervious surfaces, provided the amount of ground coverage is not increased by more than 100 square feet; 3) To convey land to a government agency, public entity, public utility, or abutting property owner where a new building lot or site is not created as a result of the conveyance; or 4) Any lot or property for which drainage fees have been fully paid previously.

ORDINANCE NO. 88-36

SECTION IV. FEE DEFERMENT. On lots greater than two acres in size, the property owner can defer the payment of the fee on the portion of the lot in excess of two acres that is not a required part of the pending development. The deferment of fee is conditional on the property owners granting, as collateral, the development rights to the Board of Supervisors for said area of deferred fee until such time as the fee is paid.

SECTION V. BUILDING PERMITS. Except as permitted under Section III and IV, the Centra Costa County or the city official having jurisdiction shall not issue any building permit for construction within the drainage area until the required drainage fee has been paid. For initial construction the fee shall be as set forth in Section VII. For single family residential swimming pools on lots for which the drainage fee has not been paid, the fee shall be \$172 per pool. For other construction, modifications or replacements to an existing facility that cause an increase in impervious surface, including but not limited to driveways, walks, patios etc., the amount of net increase in impervious surface shall be subject to a fee of \$0.20 per square foot, but not to exceed the amount required under Section VII.

SECTION VI. SUBDIVISIONS. Except as permitted under Sections III and IV, the subdivider shall pay the drainage fee on the entire proposed subdivision or on each individual unit for which a final or parcel map is filed prior to recordation of said map. Town house, condominium, and cluster housing type subdivisions creating individual lots less than 4,000 square feet shall be treated as multifamily residential and the lot size used in determining the "square feet of land per unit" shall be the lot size prior to subdividing. Except as noted above, the fee for all other subdivisions shall be calculated on an individual lot basis. The fee amount shall be as set forth in Section VII.

SECTION VII. FEE SCHEDULE
Commercial/Industrial/Department Office
Office (Medium)
Office (Small)

Building Permit
\$8,225/acre
7,050/acre
5,900/acre

Subdivision
\$ 8,335/acre
7,875/acre
6,650/acre

Multifamily Residential (Including Mobile Home Rental)

Less than 2,500 sq. ft. of land per unit	2,500 to 2,999 "	3,000 to 3,999 "	4,000 to 4,999 "	5,000 to 5,999 "	6,000 to 6,999 "	7,000 to 7,999 "	8,000 + "
\$ 480/acre	385/unit	440 "	510 "	585 "	660 "	730 "	765 "

Single Family Residential:

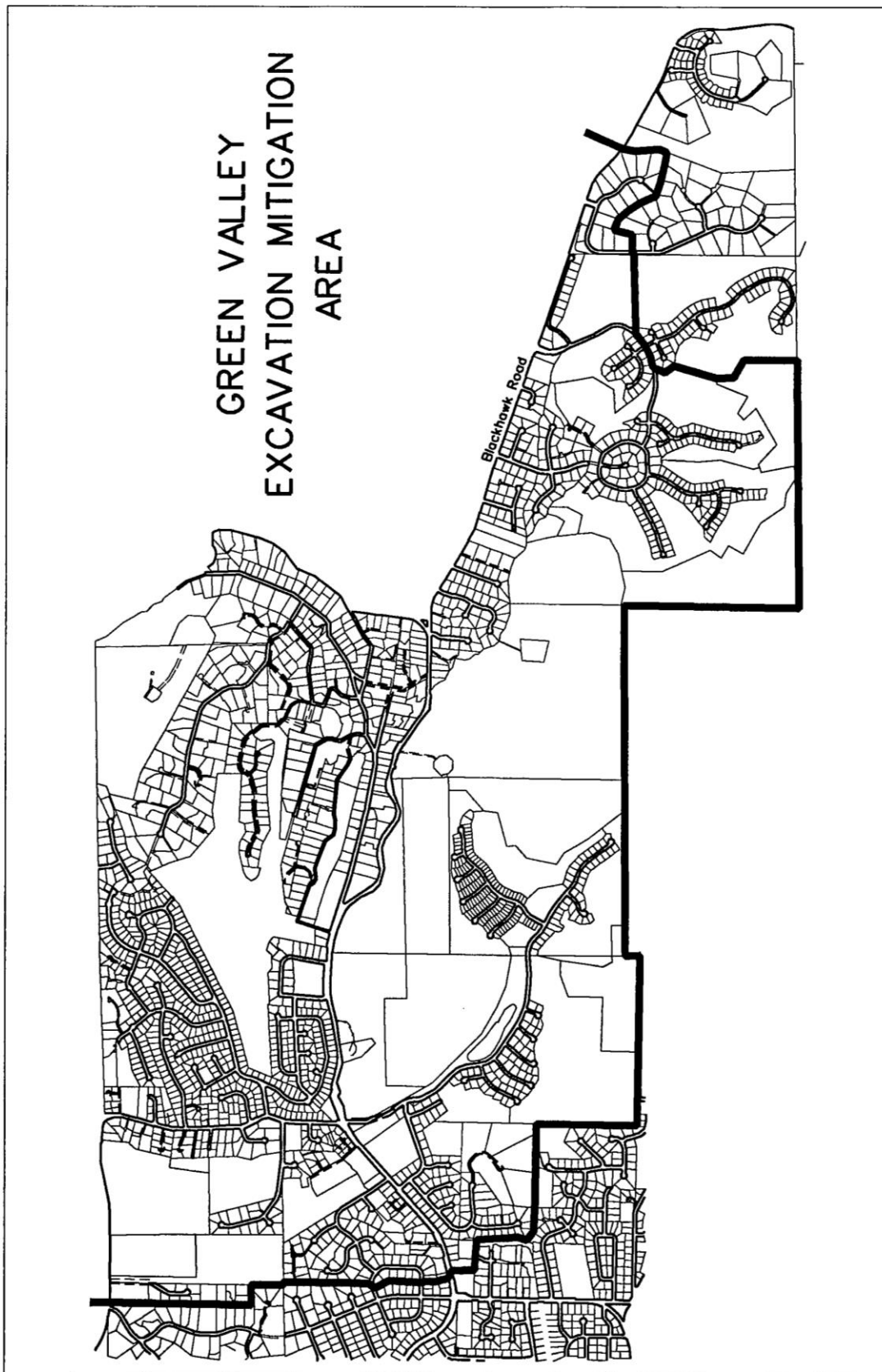
4,000 to 4,999 sq. ft. of land per unit	5,000 to 5,999 "	6,000 to 6,999 "	7,000 to 7,999 "	8,000 to 9,999 "	10,000 to 13,999 "	14,000 to 19,999 "	20,000 to 29,999 "	30,000 to 39,999 "	40,000 + "
\$ 540/unit	560 "	585 "	610 "	645 "	720 "	840 "	1,035 "	1,285 "	1,540 "

ORDINANCE NO. 88-36

EXCAVATION MITIGATION (SAN RAMON &/OR GREEN VALLEY CREEK)

Revenue Account:	9000-21016 SR 9000-21017 GV
Enabling Authority:	Request by Flood Control, CEQA level condition of approval to mitigate adverse drainage impacts
When Collectable:	Prior to filing of Subdivision Map with Town Council and prior to building permit if not already paid
Who Calculates:	Engineering Division for subdivisions and Building Division for building permits
Who Collects:	Engineering Division for subdivisions and Building Division for building permits
Description:	Provides funds for drainage projects on the applicable creek
Expenditures:	Funds may only be used for creek improvements relative to each creek. All fees collected are to be transmitted to Contra Costa County Flood Control. Flood Control and the Town then come to an agreement for establishing project priorities.
Staff Contact:	Engineering Division
Authorizes Expenditure:	Engineering Division
Obligation to spend:	No time limit, but must be specific creek related improvements.
Provisions for Waiver:	None
Amount of Fee:	Varies depending on size of site being developed. See chart supplied by County (approx. \$ 0.10/s.f. of impervious surface for each creek) (Fee is double for Green Valley Creek)

EXCAVATION MITIGATION AREA MAP



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EXCAVATION MITIGATION SPREADSHEET

EXCAVATION MITIGATION SAN RAMON AND/OR GREEN VALLEY CREEK

Excavation Mitigation fee is based on \$0.10/sf for impervious area	area/unit		Building Permit (street area excluded)			Subdivision (street area included)		
	sf	m ²	impervious area		fee	impervious area		fee
			sf/unit	m ² /unit	\$/acre or \$/unit	\$/m ² or \$/unit	na	\$/acre or \$/unit
Building Additions (base on actual impervious area)								
Commercial/Industrial/Downtown Offices			94.40%		\$0.10/sf	\$1.0760	na	na
Offices (medium)			80.90%		\$4,110	\$1.0161	101.40%	\$1.0915
Offices (light) Churches			67.70%		\$3,525	\$0.8708	90.40%	\$0.9731
Multi-family residential	< 2,500	< 232.2	74.38%		\$2,950	\$0.7287	76.31%	\$0.8214
Multi-family residential	2,500-2,999	232.3-278.6	1,920	178.4	\$3,240	\$0.8006	74.38%	\$0.8006
Multi-family residential	3,000-3,999	278.7-371.5	2,200	204.4	\$190		1,920	\$190
Multi-family residential	4,000-4,999	371.6-464.5	2,560	237.8	\$220		2,200	\$220
Multi-family residential	5,000-5,999	464.6-557.3	2,930	272.2	\$255		2,560	\$255
Multi-family residential	6,000-6,999	557.4-650.2	3,290	305.6	\$295		2,930	\$295
Multi-family residential	7,000-7,999	650.3-743.1	3,640	338.2	\$330		3,290	\$330
Multi-family residential	> 8,000	> 743.2	3,820	354.9	\$365		3,640	\$365
Single-family residences	4,000-4,999	371.6-464.5	2,690	249.9	\$380		3,820	\$380
Single-family residences	5,000-5,999	464.6-557.3	2,810	261.0	\$270		4,310	\$430
Single-family residences	6,000-6,999	557.4-650.2	2,930	272.2	\$280		4,490	\$450
Single-family residences	7,000-7,999	650.3-743.1	3,050	283.3	\$295		4,670	\$465
Single-family residences	8,000-9,999	743.2-928.9	3,230	300.1	\$305		4,850	\$485
Single-family residences	10,000-13,999	929.0-1 300.5	3,590	333.5	\$325		5,110	\$510
Single-family residences	14,000-19,999	1 300.6-1 857.9	4,190	389.3	\$360		5,630	\$565
Single-family residences	20,000-29,999	1 858.0-2 786.9	5,180	481.2	\$420		6,480	\$650
Single-family residences	30,000-39,999	2 787.0-3 715.9	6,430	597.3	\$520		7,770	\$775
Single-family residences	> 40,000	> 3 716.0	7,710	716.3	\$645		9,280	\$930
* This spreadsheet is for San Ramon Creek (Green Valley Creek is double)					\$770		10,690	\$1,070

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

Revenue Account:	15676100-43400
Enabling Authority:	Ordinance 91-26, Resolution 105-98
When Collectable:	At time of issuance of Building Permit
Who Calculates:	Building Division
Who Collects:	Building Division
Description:	These funds are to offset staff time required to implement Federally mandated program of reduction of pollutants in storm drainage systems.
Expenditures:	Pays for Engineering and Maintenance staff time related to enforcement of reductions in storm drainage pollutants.
Staff Contact:	Engineering Division
Authorizes Expenditure:	Engineering Division
Obligation to spend:	None
Provisions for Waiver:	None
Amount of Fee:	\$ 54.00 per each new single family residence \$ 221.00 per each new multi-residential structure \$ 450.00 per each new commercial structure
Special Note:	Second units are exempt from this fee.

OLD TOWN PARKING IN LIEU

Revenue Account:	4400-47000
Enabling Authority:	Ordinance 135 & Resolution 10-87
When Collectable:	Upon issuance of building permit
Who Calculates:	Planning Division
Who Collects:	Building Division
Description:	Provides funding for off-site parking for the Downtown business community within Town owned parking lots
Expenditures:	For the development of downtown parking facilities
Staff Contact:	Planning Division
Authorizes Expenditure:	Planning Division
Obligation to spend:	No time limit, but must be parking related
Provisions for Waiver:	Yes, upon recommendation of the Chief of Planning and approved by the City Attorney
Amount of Fee:	<p>\$3,500 per space for retail use \$7,000 per space for other uses</p> <p>The total amount of on lieu parking fees will be based on the number of parking spaces required for the Downtown Business District, Section 35-45.</p>

A detailed street map of Old Town, showing a large area outlined in a thick black line. Within this outlined area, two specific regions are identified: Area A, which is shaded with a cross-hatch pattern, and Area B, which is outlined with a dashed line. The map includes numerous street names such as 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. The text "OLD TOWN PARKING IN LIEU" is prominently displayed in the center of the map.

PARK LAND IN LIEU

Revenue Account:	4000-47000
Enabling Authority:	Ordinance 69-85, Ord. 90-21
When Collectable:	Filing of Subdivision Map before Council action, or if no subdivision, prior to issuance of Building Permit
Who Calculates:	Engineering Division
Who Collects:	Engineering Division for subdivisions and Building Division for building permits.
Description:	Per Government Code section 66477, all residential development provides for the dedication of land for park purposes, or in lieu of dedication, funding for the purchase or development of park facilities.
Expenditures:	Only for the acquisition of land and developing new or rehabilitating existing parks.
Staff Contact:	Parks/Recreation Division
Authorizes Expenditure:	Parks/Recreation Division (after Council authorization of a project)
Obligation to spend:	Yes! To be spent within 5 years on park facilities reasonably related to serving the site collected from.
Provisions for Waiver:	Applies to all residential units (but some properties are given credits because of other contributions towards park development); Commercial & Industrial developments are exempt; existing apartment may be exempt (see ord.)
Amount of Fee:	<p>\$ 7,873.00 per unit for single family detached \$ 4,875.00 per unit for a 3-4 unit cluster \$ 4,588.00 per unit for a > 5 unit cluster \$ 5,318.00 per unit for a single family attached \$ 4,692.00 per unit for a duplex</p> <p>Fee + an adjustment for the increase in the consumer's price index since July 1, 2005. Fee due at time of building permit issuance or subdivision approval. Current CPI as of February 2015 = 254.910</p> <p>Fee per unit = $\frac{(\\$7,873)(\text{current CPI})}{202.5}$ = \$ 9,911.00</p>
Special Note:	Properties in Sycamore Valley Assessment/Benefit District and Tassajara Ranch Assessment District do not pay this fee. Second units are exempt from this fee. Also, legal lots of record created after 1972 do not pay.

SOUTHERN CONTRA COSTA REGIONAL FEE

(SCC – Regional Fee)

Revenue Account:	5200-47000
Enabling Authority:	Ordinance 96-09
When Collectable:	Prior to issuance of Building Permit for all new development in Danville.
Who Calculates & Collects:	Building Division
Description:	Fee finances improvement to major thoroughfares.
Expenditures:	<p>Improvements to the Interstate 680 ramps @ Alcosta Boulevard Auxiliary lanes along I-680 from Diablo Rd. To Bollinger Canyon Rd.</p> <p>Improvement to the I-680 ramps @ Stone Valley Rd.</p> <p>Semi-annual distribution of the funds shall occur as follows: 1% of all fees collected are retained as an administrative fee by Danville; the remainder is divided in the following shares: Town of Danville = 73.5%; San Ramon = 19.6%; Contra Costa County = 6.9%.</p> <p>Each April 1 and October 1, Danville shall exchange information of fees collected and investment earnings in these fees trust fund account with Contra Costa County and the City of San Ramon.</p>
Staff Contact:	Development Services
Authorizes Expenditure:	Development Services
Obligation to spend:	Yes. See expenditures above.
Provisions for Waiver:	Development within Sycamore Valley; Developer improvements of the required SCC improvements
Amount of Fee:	<p>\$1,320.00 for single family dwelling unit \$1,320.00 for multi family dwelling unit \$2.11/square foot of office gross floor area \$1.32/square foot of commercial gross floor area \$1,320.00 per peak hour trip for other development</p>
Special Note:	<p>Second units are exempt from this fee.</p> <p>(this fee is adjusted each March 1 based on the Engineering News-Record Construction Cost Index for the San Francisco Bay Area)</p>

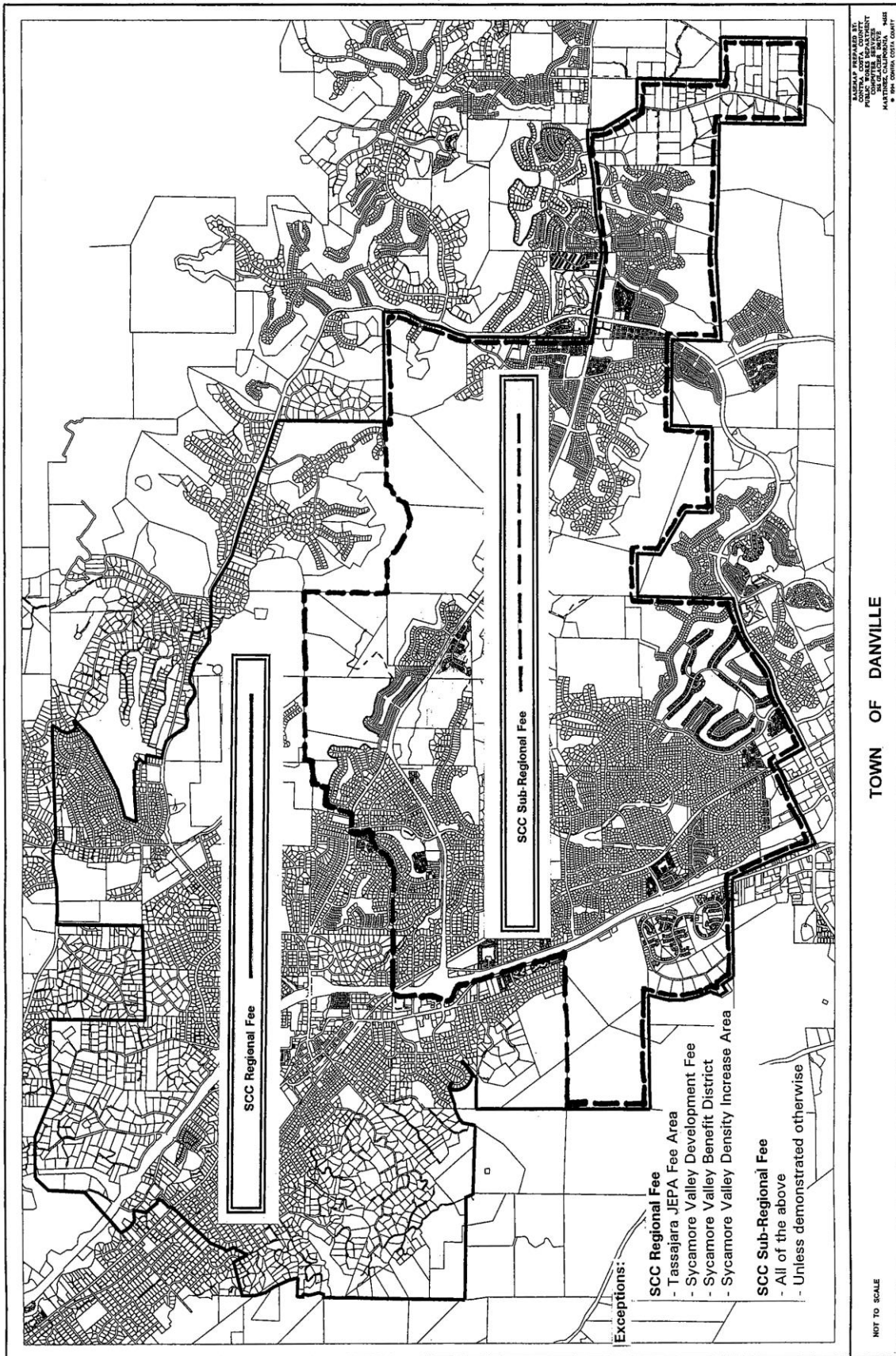
SOUTHERN CONTRA COSTA SUB REGIONAL FEE

(SCC Sub-Regional Fee)

Revenue Account:	5300-47000
Enabling Authority:	Ordinance 96-09
When Collectable:	Prior to issuance of Building Permit for a new development in Sycamore Valley, Tassajara Ranch area, Lawrence Road area and South Danville.
Who Calculates & Collects:	Building Division
Description:	Fee finances improvement to major thoroughfares.
Expenditures:	<p>Pavement overlay of Camino Tassajara, Lawrence Rd. To Sycamore Valley Rd. (CIP C-239)</p> <p>Pavement overlay of Sycamore valley Rd. (CIP C-239)</p> <p>Pavement overlay of Crow Canyon Rd. (CIP C-239)</p> <p>Minor restriping of the Camino Tassajara/Sycamore Valley Rd. intersection e) Crow Canyon Rd. Soundwalls along the north side of Crow Canyon Rd between El Capitan Dr. & Town Limits (CIP C-241)</p> <p>Semi-annual distribution of the funds shall occur as follows: 1% of all fees collected are retained as an administrative fee by Danville; the remainder is divided in the following shares: Town of Danville = 75.00%; San Ramon = 19%; Contra Costa County = 6%.</p> <p>Each April 1 and October 1, Danville shall exchange information of fees collected and investment earnings in these fees trust fund account with Contra Costa County and the City of San Ramon.</p>
Staff Contact:	Development Services
Authorizes Expenditure:	Development Services
Obligation to spend:	Yes. See expenditures above.
Provisions for Waiver:	All assessment district and benefit district properties within the boundary area. Developer improvements of the required SCC improvements
Amount of Fee:	<p>\$3,642.00 for single family dwelling unit</p> <p>\$3,642.00 for multi family dwelling unit</p> <p>\$ 5.70/square foot of office gross floor area</p> <p>\$ 3.58/square foot of commercial gross floor area</p> <p>\$3,642.00 per peak hour trip for other development</p>
Special Note:	Second units are exempt from this fee.

SCC REGIONAL MAP

SOUTHERN CONTRA COSTA REGIONAL FEE



SYCAMORE VALLEY ASSESSMENT DISTRICT DENSITY INCREASE TRAFFIC MITIGATION MEASURE (PER CEQA)

Revenue Account:	4500-47000
Enabling Authority:	Environmental Traffic Mitigation Measure applied as a condition of approval for each project by the Planning Commission
When Collectable:	If a subdivision, upon filing of a map before Town Council; if a building permit, prior to issuance, but only for development of property within the Sycamore Valley Assessment District.
Who Calculates:	Engineering Division
Who Collects:	Engineering Division
Description:	With the creation of Sycamore Valley Assessment District, Town Council established the number of residential units to be built, and established the district as the financing mechanism to install the traffic improvements necessary for the amount of development anticipated. Any densities which are permitted greater than originally planned for, must pay an equivalent fair share for traffic mitigation improvements.
Expenditures:	Diablo Road widening to 4 lanes, Green Valley shopping center to Camino Tassajara (.5M); Underground utility lines along Camino Tassajara (2.1M); Park & Ride @ Sycamore Valley Road (.3M);
Staff Contact:	Engineering Division
Authorizes Expenditure:	Engineering Division (after Council authorization of a project)
Obligation to spend:	No time limit, but must be for transportation projects related to Sycamore Valley
Provisions for Waiver:	Only by Council action.
Amount of Fee:	\$ 8,388.00 per dwelling unit (last updated 11/30/89)
Special Note:	Properties which pay this do not pay any TIP fees!

TASSAJARA LANE BENEFIT DISTRICT

Revenue Account:	9000-21050
Enabling Authority:	Resolution 128-2005
When Collectable:	If a subdivision, upon filing of a map before Town Council; if a building permit, prior to issuance.
Who Calculates:	Engineering Division
Who Collects:	Engineering Division for subdivisions, Building Division for building permits.
Description:	Town collects funds for distribution to the financing parties who installed public improvements. Improvements include: public portion of Tassajara Lane, sewer main extension, fire hydrant, curb, gutter, sidewalk, median, landscaping, sound wall, and traffic signal.
Expenditures:	Used only to reimburse the Financing Party for the above installed improvements.
Staff Contact:	Engineering Division
Authorizes Expenditure:	Engineering Division
Obligation to spend:	Accumulated funds are distributed twice a year, June 30 and December 31. The funds are to be sent only after the improvements are installed and accepted.
Provisions for Waiver:	None
Amount of Fee:	Fee + an adjustment for the increase in the Consumers Price Index (CPI) index since December 2004. Fee due at time of building permit issuance or subdivision approval. Current CPI as of February 2015 = 254.910 $\text{Fee per unit} = \frac{(\$20,102)(\text{current CPI})}{199.5} + \$ 100 = \$ 25,785.00$
Special Note:	Second units are exempt from this fee.

Revised April 2054 by FK

TRANSPORTATION IMPROVEMENT PROGRAM, COMMERCIAL (C-TIP)

Revenue Account:	4100-47000
Enabling Authority:	Ordinance 62-85, 94-21
When Collectable:	Prior to issuance of a building permit
Who Calculates:	Planning Division
Who Collects:	Building Division
Description:	Provides for funding of traffic circulation improvements, especially for the downtown area.
Expenditures:	For projects related to the Circulation Element of the General Plan including new streets, traffic signals and interconnects and parking facilities.
Staff Contact:	Planning Division
Authorizes Expenditure:	Engineering Division (after Council authorization of a project)
Obligation to spend:	No time limit, but must be for a circulation area improvement, especially within the downtown area
Provisions for Waiver:	Council may grant either an exemption or a credit (see sections 8-4205 & 8-4206 of Town Code)
Amount of Fee:	\$ 4.50 per square foot of structure being built
Special Note:	This fee is not applicable to sites within TRAD, SVAD or NERIAD, or to properties that pay SVBD, NEBD or TABD fees.

TRANSPORTATION IMPROVEMENT PROGRAM, RESIDENTIAL (R-TIP)

Revenue Account:	4200-47000
Enabling Authority:	Ordinance 95 & Resolution 68, Ordinance 94-21
When Collectable:	Prior to issuance of a building permit
Who Calculates:	Planning Division
Who Collects:	Building Division
Description:	Provides for funding of traffic circulation improvements.
Expenditures:	For traffic circulation improvements throughout Town, based upon Council priority ranking.
Staff Contact:	Planning Division
Authorizes Expenditure:	Engineering Division (after Council authorization of a project)
Obligation to spend:	No time limit, but must be for improvement of traffic circulation.
Provisions for Waiver:	Credit may be permitted by Council for off-site improvements.
Amount of Fee:	\$ 2,000.00 per single-family residence \$ 1,400.00 per multi-family residence
Special Note:	This fee is not applicable to sites within TRAD, SVAD or NERIAD, or to properties that pay SVBD, NEBD or TABD fees. Second units are exempt from this fee.

TRI-VALLEY TRANSPORTATION DEVELOPMENT FEE (TVTD)

Revenue Account:	5000-47000 Residential Fee 5100-47000 Commercial Fee
Enabling Authority:	Ordinance 98-08
When Collectable:	Prior to issuance of Building Permit for all new development in Danville.
Who Calculates & Collects:	Building Division
Description:	To generate funds to finance improvements to regional transportation projects which are designed to help mitigate the regional impacts of forecast development within the Tri-Valley Development Area.
Expenditures:	Project costs estimates shall be reviewed every year that this ordinance is in effect. The fee schedule shall be adjusted annually on March 1 to account for inflation using the Engineering News Record Construction Cost Index for the San Francisco Bay Area for the period ending December 31 of the preceding calendar year. Such adjustment shall not require further notice or public hearing.
Staff Contact:	Development Services
Authorizes Expenditure:	Development Services
Obligation to spend:	Yes. See expenditures above.
Provisions for Waiver:	None.
Amount of Fee:	\$3,059.50 for single family dwelling unit \$2,107.50 for multi-family dwelling unit \$5.20/square foot of office gross floor area \$3.41/square foot of commercial gross floor area \$3.03/square foot of industrial gross floor area \$3,399.50 per peak hour trip for other development
Special Note:	Second units are exempt from this fee.